

Future Land Use Element

9J-5.006	Citation Summary	Addressed in GMP
(1) (a) 1	Existing Land Use Map - Residential Use	Figure LU-5
(1) (a) 2	Existing Land Use Map - Commercial Use	Figure LU-5
(1) (a) 3	Existing Land Use Map - Industrial Use	Figure LU-5
(1) (a) 4	Existing Land Use Map - Agricultural Use	Figure LU-5; Grouped with Open Space/Vacant
(1) (a) 5	Existing Land Use Map - Recreational Use	Figure LU-5; Grouped as "Civic"
(1) (a) 6	Existing Land Use Map - Conservation Use	Figure LU-5; Grouped with Open Space/Vacant
(1) (a) 7	Existing Land Use Map - Educational Use	Figure LU-5; Grouped as "Civic"
(1) (a) 8	Existing Land Use Map - Public Buildings and Grounds	Figure LU-5; Grouped as "Civic"
(1) (a) 9	Existing Land Use Map - Other Public Facilities	Figure LU-5; Grouped as "Civic"
(1) (a) 10	Existing Land Use Map - Vacant or Undeveloped Land	Figure LU-5; Grouped with Open Space/Vacant
(1) (a) 11	Existing Land Use Map - Historic Resources	Figure HP-1, HP-1A thruHP-1E , HP-2A, HP-2B
(1) (b) 1	Existing and planned public potable waterwells and wellhead protection areas;	Figure PW-3 "Potable Water Facilities"
(1) (b) 2	Beaches and shores, including estuarine systems	N/A
(1) (b) 3	Rivers, bays, lakes, floodplains, and harbors	Figure C-5 "Urban Area Lakes" and Figure C-9 "Floodplains"
(1) (b) 4	Wetlands	Figure C-6 "Urban Area Wetlands"
(1) (b) 5	Minerals and soils	Figure C-12 "General Soil Association"
(1) (c)	The approximate acreage and the general range of density or intensity of use shall be provided in tabular form for the gross land area included in each existing land use category	Figure LU-7
(1) (d)	If determined by the local government to be appropriate, educational uses, public buildings and grounds, and other public facilities may be shown as one land use category on the existing land use map or map series	Figure LU-5. It is noted in analysis of Existing Land Use Map Series that these use types have been grouped together as "civic"; p. LU-207
(1) (e)	If the local government has determined it necessary to utilize other categories of the public and private use of land, such categories of land use shall be shown on the existing land use map or map series, and clearly identified in the legend	Figure LU-5. Land use grouping methodology provided in analysis.
(1) (f) 1	Map shall indicate the generalized land uses of land adjacent to its boundaries; municipalities shall also indicate unincorporated enclaves located within their corporate limits	Figure LU-5 depicts existing land uses adjacent to City. Figure LU-5 - Part 2 depicts unincorporated enclaves.
(1) (f) 2	Identify any areas that fall within a designated area of critical state concern, pursuant to Section 380.05, F.S	N/A. There are no Areas of Critical State Concern within the City of Orlando.
(1) (f) 3	Identify any existing dredge spoil disposal sites for coastal counties and municipalities that have dredge spoil disposal responsibilities	N/A.
(1) (g)	Population projections as prescribed in the general requirements section of this chapter	Summary of Land Needed to Accommodate Projected Population: p. LU-219.

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(2) (a)	An analysis of the availability of facilities and services as identified in the traffic circulation, transportation, and sanitary sewer, solid waste, drainage, potable water and natural groundwater aquifer recharge elements, to serve existing land uses included in the data requirements above and land for which development orders have been issued	Throughout pertinent elements, with recommended improvements summarized in the Capital Improvements Element.
(2) (b)	An analysis of the character and magnitude of existing vacant and undeveloped land in order to determine its suitability for use, including where available:	Figure LU-8 and associated analysis
(2) (b) 1	Gross vacant or undeveloped land area	Figure LU-8 and associated analysis
(2) (b) 2	Soils	Figure LU-8 and associated analysis
(2) (b) 3	Topography	Conservation Element
(2) (b) 4	Natural resources	Conservation Element
(2) (b) 5	Historic resources	N/A to vacant land analysis.
(2) (c) 1	An analysis of the amount of land needed to accommodate the <u>projected population, including:</u>	Figure LU-10, LU-11, and LU-12 and associated analysis.
(2) (c) 1	The categories of land use and their densities and intensities of use	Figure LU-7 and associated analysis.
(2) (c) 2	The estimated gross acreage needed by category	Figures LU-7 thru LU-12 and associate analysis.
(2) (c) 3	A description of the methodology used	Figures LU-7 thru LU-12 and associate analysis.
(2) (d)	An analysis of the need for redevelopment including:	Analysis begins p. LU-224.
(2) (d) 1	Renewal of blighted areas	Analysis begins p. LU-224.
(2) (d) 2	Elimination or reduction of uses inconsistent with the community's character and proposed future land uses	Analysis begins p. LU-224.
(2) (e)	An analysis of the proposed development and redevelopment of flood prone areas based upon a suitability determination from Flood Insurance Rate Maps, Flood Hazard Boundary Maps, <u>or other most accurate information available</u>	References analysis of same in Stormwater and Aquifer Recharge and Conservation Elements.
(2) (f)	For coastal counties and municipalities with dredge spoil responsibilities, include an analysis of the need for additional dredge spoil disposal sites through the long term planning <u>period established in the plan</u>	N/A.
(2) (g)	An analysis of proposed development and redevelopment based on recommendations, deemed appropriate by the local government, contained in any existing or future hazard <u>mitigation reports.</u>	N/A.
(3)	Requirements for Future Land Use Goals, Objectives and	
(3) (a)	The element shall contain one or more goal statements which establish the long-term end toward which land use programs <u>and activities are ultimately directed</u>	Goals 1 through 5
(3) (b)	The element shall contain one or more specific objectives for each goal statement which addresses the requirements of <u>paragraph 163.3177(6)(a), F.S., and which:</u>	Objectives associated with FLU Goals 1 through 5
(3) (b) 1	Coordinate future land uses with the appropriate topography and soil conditions, and the availability of facilities and services;	Objective 1.2, 2.3, 2.4, 5.2
(3) (b) 2	Encourage the redevelopment and renewal of blighted areas	Objective 1.3, 6A.1, 5.3, 5.4

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(3) (b) 3	Encourage the elimination or reduction of uses inconsistent with the community's character and future land uses	Objective 1.1
(3) (b) 4	Ensure the protection of natural resources and historic resources	Objective 1.2; also Historic Preservation Objective 1.2
(3) (b) 5	Coordinate coastal planning area population densities with the appropriate local or regional hurricane evacuation plan, when applicable	N/A
(3) (b) 6	Coordinate future land uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the local government determines to be appropriate	N/A
(3) (b) 7	Coordinate with any appropriate resource planning and management plan prepared pursuant to Chapter 380, F.S., and approved by the Governor and Cabinet	N/A
(3) (b) 8	Discourage the proliferation of urban sprawl	Objective 1.3, 1.5
(3) (b) 9	Ensure the availability of suitable land for utility facilities necessary to support proposed development	Objective 1.2
(3) (b) 10	Encourage the use of innovative land development regulations which may include provisions for planned unit developments and other mixed land use development techniques	Objective 1.4, 1.5, 1.7, 2.1, 2.2, 2.4, 4.1
(3) (b) 11	Ensure the availability of dredge spoil disposal sites for coastal counties and municipalities that have spoil disposal responsibilities	N/A
(3) (c)	The element shall contain one or more policies for each objective which address implementation activities for the:	N/A
(3) (c) 1	Regulation of land use categories included on the future land use map or map series; subdivisions; signage; and areas subject to seasonal or periodic flooding	Policies 1.1.4, 1.1.6, 1.2.3, 2.1.1, 2.1.2, 2.1.4, 2.1.5, 2.1.6, 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6, 2.4.4, 2.4.5, 2.4.6, 2.4.7, 2.4.8, 2.4.9, 2.4.10, S.14.5, S.16.4, S.33.4, S.34.2, S.35.3, S.35.4, S.38.1, 4.1.7, 4.1.8, 4.1.9, 4.1.10
(3) (c) 2	Provision for compatibility of adjacent land uses	Policies 1.1.1, 1.3.2, 1.7.2, 1.7.4, 2.1.4, 2.1.7, 2.2.3, 2.3.1, 2.4.4, S.1.1, S.2.1, S.2.3, S.3.1, S.3.2, S.4.1, S.4.2, S.4.5, S.5.1, S.6.1, S.6.12, S.6.13, S.7.3, S.7.4, S.8.1, S.9.1, S.10.2, S.11.1, S.11.3, S.12.1, S.12.2, S.12.3, S.12.4, S.13.1, S.13.2, S.13.3, S.14.1, S.14.2, S.14.3, S.14.4, S.14.6, S.14.7, S.14.9, S.14.10, S.14.11, S.14.12, S.14.13, S.15.1, S.15.2, S.15.3, S.15.4, S.15.5, S.15.9, S.15.12, S.16.1, S.16.7, S.17.1, S.18.1, S.18.2, S.18.4, S.18.6, S.19.1, S.19.2, S.19.3, S.20.1, S.20.2, S.20.3, S.21.1, S.22.2, S.23.1, S.23.2, S.24.3, S.24.5, S.24.6, S.25.1, S.25.2, S.27.1,

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(3) (c) 3	Provision that facilities and services meet the locally established level of service standards, and are available concurrent with the impacts of development, or that development orders and permits are specifically conditioned on the availability of the facilities and services necessary to serve the proposed development; and that facilities that provide utility service to the various land uses are authorized at the same time as the land uses are authorized	Policies 1.2.1, 2.4.8, S.35.2, 4.1.5, 4.1.13, 4.1.14, 4.1.16.
(3) (c) 4	Provision for drainage and stormwater management, open space, and safe and convenient on-site traffic flow, considering needed vehicle parking	Policies 1.1.4, 1.2.3, 1.3.2
(3) (c) 5	Provision of mixed land use designation policies, if locally desired	Policies 1.1.3, 1.3.1, 1.3.2, 1.5.3, 2.1.1, 2.1.2, 2.1.3, 2.1.8, 2.2.1, 2.2.2, 2.2.5, 2.2.6, 2.4.1, 2.4.4, 2.4.6, 4.1.2, 4.1.3, 4.1.6, 4.1.8, 4 1 9 5 1 1
(3) (c) 6	Protection of potable water wellfields by designating appropriate activities and land uses within wellhead protection areas, and environmentally sensitive land	Policies 1.1.4, 1.1.6, 1.2.4, 2.3.6
(3) (c) 7	Establishment of standards for densities or intensities of use for each future land use category	Policies 2.1.2, 2.2.2, 2.3.1, 2.4.7, 4.1.9 and Figure LU-1
(3) (c) 8	Identification, designation and protection of historically significant properties	Policy 1.1.4
(3) (c) 9	Designation of dredge spoil disposal sites for counties and municipalities located in the coastal area and include the criteria for site selection established in consultation with navigation and inlet districts and other appropriate state and federal agencies and the public. Site selection criteria shall ensure sufficient sites to meet future needs, be consistent with environmental and natural resource protection policies established in the elements of this plan and meet reasonable cost and transportation requirements	N/A
(4) (a)	Future Land Use Map. The proposed distribution , extent, and location of the following generalized land uses shall be shown on the future land use map or map series:	Figure LU-2 - Small informational version in Element. Official Future Land Use Map transmitted as 1=400 scale map.
(4) (a) 1	Residential use	Figure LU-2. See Figure LU-1 Note 3
(4) (a) 2	Commercial use	Figure LU-2. See Figure LU-1 Note 3
(4) (a) 3	Industrial use	Figure LU-2
(4) (a) 4	Agricultural use	N/A. See Figure LU-1 Note 1
(4) (a) 5	Recreational use	Figure LU-2. See Figure LU-1 note 2
(4) (a) 6	Conservation use	Figure LU-2
(4) (a) 7	Educational use	Figure LU-2. See Figure LU-1 note 2
(4) (a) 8	Public buildings and grounds	Figure LU-2. See Figure LU-1 note 2
(4) (a) 9	Other public facilities	Figure LU-2. See Figure LU-1 note 2

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(4) (a) 10	Historic district boundaries and designated historically significant properties meriting protection.	See Figure LU-1 Note 4
(4) (a) 11	Transportation concurrency management area boundaries or transportation concurrency exception area boundaries, if any such areas have been designated	See Transportation Figure TE-2 Transportation Concurrency Exception Area Map.
(4) (a) 12	Multimodal transportation district boundaries, if any such areas have been designated	N/A
(4) (b)	The following natural resources or conditions shall be shown on the future land use map or map series:	See Figure LU-1 Note 5.
(4) (b) 1	Existing and planned public potable waterwells and wellhead protection areas	See Figure LU-1 Note 5.
(4) (b) 2	Beaches and shores, including estuarine systems	See Figure LU-1 Note 5.
(4) (b) 3	Rivers, bays, lakes, flood plains, and harbors	See Figure LU-1 Note 5.
(4) (b) 4	Wetlands	See Figure LU-1 Note 5.
(4) (b) 5	Minerals and soils	See Figure LU-1 Note 5.
(4) (b) 6	Coastal high hazard areas	See Figure LU-1 Note 5.
(4) (c)	Mixed use categories of land use are encouraged. If used, policies for the implementation of such mixed uses shall be included in the comprehensive plan, including the types of land uses allowed, the percentage distribution among the mix of uses, or other objective measurement, and the density or intensity of each use	Figure LU-2, LU-2A, LU-2E. Also, Figure LU-1 Notes 2 and 3
(4) (d)	If determined by the local government to be appropriate, educational uses, public buildings and grounds, and other public facilities may be shown as one land use category on the future land use map or map series	Figure LU-2. Also, see Figure LU-1 Note 2
(4) (e)	If the local government has determined it necessary to utilize other categories of the public and private use of land, such categories of land use shall be shown on the future land use map or map series.	Figure LU-2, LU-2A, LU-2E.
(4) (f)	The future land use map or map series of a county may also designate areas for possible future municipal incorporation	N/A
(5)	Review of Plans and Plan Amendments for Discouraging the Proliferation of Urban Sprawl.	Subsection 5 provides DCA staff with criteria upon which to base their review. Does not provide additional requirements to the local government.
(5) (a)	Purpose. The purpose of this subsection is to give guidance to local governments and other interested parties about how to make sure that plans and plan amendments are consistent with relevant provisions of the state comprehensive plan, regional policy plans, Chapter 163, Part II, F.S., and the remainder of this chapter regarding discouraging urban sprawl, including provisions concerning the efficiency of land use, the efficient provision of public facilities and services, the separation of urban and rural land uses, and the protection of agriculture and	See note for Subsection 5.
(5) (b)	Determination. The determination of whether a plan or plan amendment discourages the proliferation of urban sprawl shall be based upon the standards contained in this subsection	See note for Subsection 5.

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(5) (c)	In general. The discouragement of urban sprawl accomplishes many related planning objectives. The purpose of this subsection is to provide a general methodology for examining whether or not a plan or plan amendment discourages the proliferation of urban sprawl. This subsection is organized into twelve paragraphs, paragraphs (5)(a) through (5)(l). Nothing in this paragraph (5) shall be interpreted to require that a local government submit information beyond the information required by other provisions of this chapter	See note for Subsection 5.
(5) (d)	Use of indicators. Paragraph (5)(g) describes those aspects or attributes of a plan or plan amendment which, when present, indicate that the plan or plan amendment may fail to discourage urban sprawl. For purposes of reviewing the plan for discouragement of urban sprawl, an evaluation shall be made whether any of these indicators is present in a plan or plan amendment. If an indicator is present, the extent, amount or frequency of that indicator shall be considered. The presence and potential effects of multiple indicators shall be considered to determine whether they collectively reflect a failure to	See note for Subsection 5.
(5) (e)	Methodology for determining indicators. Paragraphs (5)(h) through (5)(j) describe the three major components of a methodology to determine the presence of urban sprawl indicators. Paragraph (5)(h) describes how land use aspects of a plan shall be analyzed. The land use element, including both the future land use map and associated objectives and policies, represents the focal point of the local government's planning effort. Paragraph (5)(i) describes the unique features and characteristics of each jurisdiction which provide the context of the analysis and which are needed to evaluate the extent, amount or frequency of an indicator and the significance of an indicator for a specific jurisdiction. Paragraph (5)(j) recognizes that land use plans generally may be significantly affected by other development policies in a plan which may serve to mitigate the presence of urban sprawl indicators based on the land use plan alone. Paragraph (5)(j) describes development controls which may be used by a local government to mitigate	See note for Subsection 5.
(5) (f)	Analysis components. subsection (5)(k) describes how the analysis components described in subsections (5)(h) through (5)(j) are combined in a systematic way to determine the presence of urban sprawl indicators.	See note for Subsection 5.
(5) (g) 1	Primary indicators. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment: 1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in	See note for Subsection 5.

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(5) (g) 2	Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands <u>which are available and suitable for development</u>	See note for Subsection 5.
(5) (g) 3	Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from <u>existing urban developments</u>	See note for Subsection 5.
(5) (g) 4	As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural <u>systems</u>	See note for Subsection 5.
(5) (g) 5	Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils	See note for Subsection 5.
(5) (g) 6	Fails to maximize use of existing public facilities and services	See note for Subsection 5.
(5) (g) 7	Fails to maximize use of future public facilities and services	See note for Subsection 5.
(5) (g) 8	Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency <u>response and general government</u>	See note for Subsection 5.
(5) (g) 9	Fails to provide a clear separation between rural and urban <u>uses</u>	See note for Subsection 5.
(5) (g) 10	Discourages or inhibits infill development or the redevelopment <u>of existing neighborhoods and communities</u>	See note for Subsection 5.
(5) (g) 11	Fails to encourage an attractive and functional mix of uses	See note for Subsection 5.
(5) (g) 12	Results in <u>poor accessibility among linked or related land uses</u>	See note for Subsection 5.
(5) (g) 13	Results in the loss of significant amounts of functional open <u>space</u>	See note for Subsection 5.
(5) (h)	Evaluation of land uses. The comprehensive plan must be reviewed in its entirety to make the determinations in (5)((g) above. Plan amendments must be reviewed individually and for their impact on the remainder of the plan. However, in either case, a land use analysis will be the focus of the review and constitute the primary factor for making the determinations. Land use types cumulatively (within the entire jurisdiction and areas less than the entire jurisdiction, and in proximate areas outside the jurisdiction) will be evaluated based on density, intensity, distribution and functional relationship, including an analysis of the distribution of urban and rural land uses. Each land use type will be evaluated based	See note for Subsection 5.
(5) (h) 1	Extent	See note for Subsection 5.
(5) (h) 2	Location	See note for Subsection 5.
(5) (h) 3	Distribution	See note for Subsection 5.
(5) (h) 4	Density	See note for Subsection 5.

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(5) (h) 5	Intensity	See note for Subsection 5.
(5) (h) 6	Compatibility	See note for Subsection 5.
(5) (h) 7	Suitability	See note for Subsection 5.
(5) (h) 8	Functional relationship	See note for Subsection 5.
(5) (h) 9	Land use combinations	See note for Subsection 5.
(5) (h) 10	Demonstrated need over the planning period	See note for Subsection 5.
(5) (i)	Local conditions. Each of the land use factors in (5)(h) above will be evaluated within the context of features and characteristics unique to each locality. These include:	See note for Subsection 5.
(5) (i) 1	Size of developable area.	See note for Subsection 5.
(5) (i) 2	Projected growth rate (including population, commerce, industry, and agriculture).	See note for Subsection 5.
(5) (i) 3	Projected growth amounts (acres per land use category).	See note for Subsection 5.
(5) (i) 4	Facility availability (existing and committed).	See note for Subsection 5.
(5) (i) 5	Existing pattern of development (built and vested), including an analysis of the extent to which the existing pattern of development reflects urban sprawl	See note for Subsection 5.
(5) (i) 6	Projected growth trends over the planning period, including the change in the overall density or intensity of urban development throughout the jurisdiction.	See note for Subsection 5.
(5) (i) 7	Costs of facilities and services, such as per capita cost over the planning period in terms of resources and energy.	See note for Subsection 5.
(5) (i) 8	Extra-jurisdictional and regional growth characteristics	See note for Subsection 5.
(5) (i) 9	Transportation networks and use characteristics (existing and committed).	See note for Subsection 5.
(5) (i) 10	Geography, topography and various natural features of the jurisdiction	See note for Subsection 5.
(5) (j)	Development controls. Development controls in the comprehensive plan may affect the determinations in (5)(g) above. The following development controls, to the extent they are included in the comprehensive plan, will be evaluated to determine how they discourage urban sprawl:	See note for Subsection 5.
(5) (j) 1	Open space requirements	See note for Subsection 5.
(5) (j) 2	Development clustering requirements	See note for Subsection 5.
(5) (j) 3	Other planning strategies, including the establishment of minimum development density and intensity, affecting the pattern and character of development	See note for Subsection 5.
(5) (j) 4	Phasing of urban land use types, densities, intensities, extent, locations, and distribution over time, as measured through the permitted changes in land use within each urban land use category in the plan, and the timing and location of those changes	See note for Subsection 5.
(5) (j) 5	Land use locational criteria related to the existing development pattern, natural resources and facilities and services	See note for Subsection 5.
(5) (j) 6	Infrastructure extension controls, and infrastructure maximization requirements and incentives	See note for Subsection 5.
(5) (j) 7	Allocation of the costs of future development based on the benefits received	See note for Subsection 5.
(5) (j) 8	The extent to which new development pays for itself	See note for Subsection 5.
(5) (j) 9	Transfer of development rights	See note for Subsection 5.
(5) (j) 10	Purchase of development rights	See note for Subsection 5.
(5) (j) 11	Planned unit development requirements	See note for Subsection 5.

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(5) (j) 12	Traditional neighborhood developments	See note for Subsection 5.
(5) (j) 13	Land use functional relationship linkages and mixed land uses	See note for Subsection 5.
(5) (j) 14	Jobs-to-housing balance requirements	See note for Subsection 5.
(5) (j) 15	Policies specifying the circumstances under which future amendments could designate new lands for the urbanizing area.	See note for Subsection 5.
(5) (j) 16	Provision for new towns, rural villages or rural activity centers	See note for Subsection 5.
(5) (j) 17	Effective functional buffering requirements	See note for Subsection 5.
(5) (j) 18	Restriction on expansion of urban areas	See note for Subsection 5.
(5) (j) 19	Planning strategies and incentives which promote the continuation of productive agricultural areas and the protection of environmentally sensitive lands	See note for Subsection 5.
(5) (j) 20	Urban service areas	See note for Subsection 5.
(5) (j) 21	Urban growth boundaries	See note for Subsection 5.
(5) (j) 22	Access management controls	See note for Subsection 5.
(5) (k)	Evaluation of factors. Each of the land use types and land use combinations analyzed in paragraph (5)(h) above will be evaluated within the context of the features and characteristics of the locality, individually and together (as appropriate), as listed in paragraph (5)(i). If a local government has in place a comprehensive plan found in compliance, the Department shall not find a plan amendment to be not in compliance on the issue of discouraging urban sprawl solely because of preexisting indicators if the amendment does not exacerbate existing	See note for Subsection 5.
(5) (l)	Innovative and flexible planning and development strategies. Notwithstanding and as a means of addressing any provisions contained in subparagraphs 9J-5.006(3)(b)8., 9J-5.011(2)(b)3. and subsection 9J-5.003(140), F.A.C., and this subsection, the Department encourages innovative and flexible planning and development strategies and creative land use planning techniques in local plans. Planning strategies and techniques such as urban villages, new towns, satellite communities, area-based allocations, clustering and open space provisions, mixed use development and sector planning that allow the conversion of rural and agricultural lands to other uses while protecting environmentally sensitive areas, maintaining the economic viability of agricultural and other predominantly rural land uses, and providing fo the cost-efficient delivery of public facilities and services, will be recognized as methods of discouraging urban sprawl and will be determined consistent with the provisions of the state comprehensive plan, regional policy	See note for Subsection 5.
(6)	Multimodal Transportation District. Multimodal transportation districts may be established by local option for areas for which the local government assigns priority for a safe, comfortable, and attractive pedestrian environment. The local government must establish community design standards for the district to reduce vehicle miles traveled and to support an integrated, multimodal transportation system that includes the elements for community design specified in Section 163.3180(15)(b), F.S.	Orlando has not yet established a Multimodal Transportation District. However, the City is currently analyzing such a district and may incorporate into the GMP in the near future. If so, creation of said district will be consistent with Florida Statutes.